



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
June 15, 2016
6:30 p.m.**

1. ROLL CALL: ANDERSON, MANZO, NGUYEN, RICE, AND VO

PRESENT: Manzo, Rice, Vo
ABSENT: Anderson, Nguyen

2. SALUTE TO FLAG:

Commissioner Rice led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Associate Planner Ratkay stated we received one late communication item, a revised resolution pertaining to item 8.2

4. EX PARTE COMMUNICATIONS

Commissioner Rice reported driving by the mall site for item 8.2, Vice Chair Manzo reported visiting the site for item 8.1, and Commissioner Vo reported visiting the sites for items 8.1 and 8.2.

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – May 4, 2016

Motion: It was moved by Commissioner Vo, and seconded by Commissioner Rice, to continue the Planning Commission meeting minutes of May 4, 2016 to the July 6, 2016 meeting due to lack of voting quorum present to take action. The motion carried (3-0) with the following vote:

AYES: MANZO, RICE, VO
NOES: NONE
ABSENT: ANDERSON, NGUYEN
ABSTAIN: NONE

8. PUBLIC HEARINGS

8.1 Case No. 2016-62 (Variance)

Location: 5400 Garden Grove Blvd (APN #'s 203-102-01, 203-102-02, and 203-071-22)

Applicant: Melisa Pence, Irwin Partners Architect

An application for a Variance to permit a five-foot high wrought iron fence within the required front yard setback, whereas the Westminster Municipal Code allows for a maximum fence height of three feet within the front yard, parcel located in the C-2 (General Business) zoning district.

Associate Planner Steve Ratkay provided a presentation to the Commission.

Vice Chair Manzo opened the public hearing

Bradford Sublett, representing the owner of the Old Ranch properties and represents the mobile home park, stated the City of Westminster has a vested interest in allowing this variance since there is tax sharing from the current tenant. He added the previous tenant, Mega RV, lost numerous generators and batteries. He additionally wanted to note the location has two addresses 5400 and 5440 Garden Grove Boulevard.

Frederick Bennet, employee of the current tenant (Dennis Dillon RV), stated the company is in favor of keeping the fence in the current position. He added he was a previous employee of the previous tenant, Mega RV, and he got to see the problem with theft and vandalism first hand. He clarified that the addition of the fence has helped tremendously and moving the fence would cause a hindrance to their business.

There were no speakers present in opposition, therefore Vice Chair Manzo closed the public Hearing.

Motion was made by Commissioner Rice, and seconded by Commissioner Vo, to approve Case No. 2015-62, a request for a Variance to permit a five-foot high fence within the front yard setback with conditions of approval. The motion carried (3-0) with the following vote:

AYES:	MANZO, RICE, VO
NOES:	NONE
ABSENT:	ANDERSON, NGUYEN

8.2 Case No. 2016-19 (Conditional Use Permit, Administrative Use Permit, Special Advertising Permit)

Location: 1025 Westminster Mall (APN # 195-373-17)

Applicant: Westminster Mall, LLC

A request for: 1) A Conditional Use Permit to establish a new 41,404-square-foot amusement center and restaurant (John's Incredible Pizza) on the first floor of the Westminster Mall. 2) An Administrative Use Permit to sell beer and wine for on-site

consumption. 3) A special Advertising Permit to allow a new wall sign and associated improvements on the northeastern façade of the Westminster Mall, which requires special consideration of sign area, design, type, and location.

Assistant Planner Chris Wong provided a presentation to the Commission. He stated that the late communication was a revised resolution requested by the applicant. He added that the applicant was in objection to condition number ten, which redesigns the sign and moves the proposed location.

Vice Chair Manzo opened the public hearing.

Stephen Harris, representing the mall owner, WP Glimcher, Stated he was present this evening in support of his tenant, John's Incredible Pizza. He added, the Mall has seen better days in recent years, but the owners of the Mall are embracing an entertainment concept, which is a missing component, to bring people to the Mall. An important part of the direction the Mall is heading is bringing in John's Incredible Pizza as a tenant. There is chronic vacancy in the proposed location, on the bottom level of the mall right next to Sears Department Store and this is an ideal tenant for that space.

Jerry Box, representing the applicant, John's Incredible Pizza, explained the nature of the business and the food and entertainment they offer to customers. He also explained that the location in the Westminster Mall is very similar to their successful location in the Buena Park Mall and felt this location will have the same success.

Commissioner Vo commented that he liked the location of the sign in proximity to the 405 Freeway so that it can be seen from vehicles passing by the mall.

Vice Chair Manzo inquired why the applicant is opposed to the alternate sign location. Mr. Box explained the location of the sign proposed by staff would be confusing to people as to where to enter, additionally it is unsafe to have the sign that close to the loading dock area. Vice Chair Manzo stated he felt the proposed location was fine but the checkered area of the sign is a little bit overpowering to the Mall entrance. Mr. Box explained that the design of the sign is their corporate image.

Commissioner Rice stated she loved the sign, she felt it would draw people to the Mall. She commented that we need more business and more color in the Mall to help draw people to the Mall.

Stephen Harris, returned to speak about condition number ten (the proposal redesign the sign and move it to a different location). He stated the owners of the mall support the design of the sign as submitted and respectfully ask for condition number ten to be stricken from the conditions of approval.

Nicole Leal, representing the applicant, John's Incredible Pizza, was present at the podium with Mr. Harris and Mr. Box, however, she did not speak.

There were no speakers present in opposition, therefore Vice Chair Manzo closed the public hearing.

Commissioner Rice stated that she was fine with the location the applicant proposed for the sign to be located near the Mall entrance.

Commissioner Vo stated he was fine with the proposed sign location.

Vice Chair Manzo stated he was in favor of the project and exited that it is coming. It is a perfect place to bring people to the Mall and keep them there for an extended period of time.

Motion was made by Vice Chair Manzo, and seconded by Commissioner Rice, to approve the revised resolution for Case No. 2016-19, a request for a Conditional Use Permit, Administrative Use Permit, and Special advertising Permit with conditions of approval and removing condition number ten requiring the location of the wall sign to be moved away from the mall entrance. The motion carried (3-0) with the following vote:

AYES:	MANZO, RICE, VO
NOES:	NONE
ABSENT:	ANDERSON, NGUYEN

9. REGULAR BUSINESS - None

10. REPORTS - None

10.1.MATTERS FROM THE PLANNING COMMISSION

Commissioner Rice asked to make a motion to send the ongoing issue with donation bins to the City Council. She explained that the issue has been ongoing and she has had meetings with Code Enforcement and the Assistant City Manager, but the problem is still existing.

Commissioner Vo stated that he and Chair Anderson are scheduled to meet with Code Enforcement and other staff members on June 22, 2016. He added that there may be some resolution to the donation bin issue after that meeting.

Commissioner Rice requested that the item be placed on the future agenda so that action may be taken if there is still no resolution to the issue after the June 22nd meeting. Associate Planner Steve Ratkay stated the topic of "Donation Bins" will be placed on the agenda so that discussion or action may be taken on the next agenda.

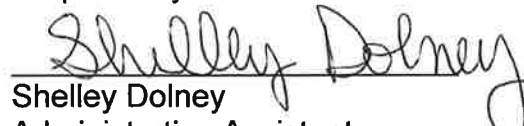
10.2.AB 1234 Reports – None

Community Development Assistant Shelley Dolney acknowledged Commissioner Spencer changing her last name to Rice. She entered the statement into the record of the minutes for a point of reference so future communication will reflect the change of name.

- 11. ADJOURNMENT – The meeting was adjourned at 7:31 p.m. to the Regular Meeting on Wednesday, July 6, 2016 at 6:30 p.m.**


Carlos Manzo
Vice Chairman
Brian Fisk
Planning Commission Secretary

Prepared by:


Shelley Dolney
Administrative Assistant